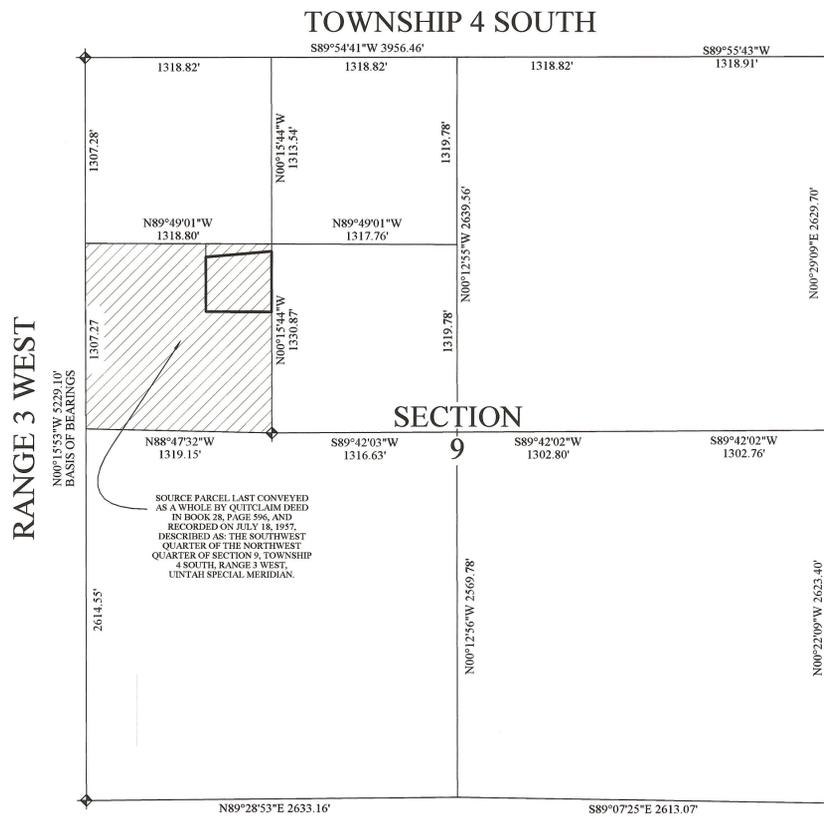
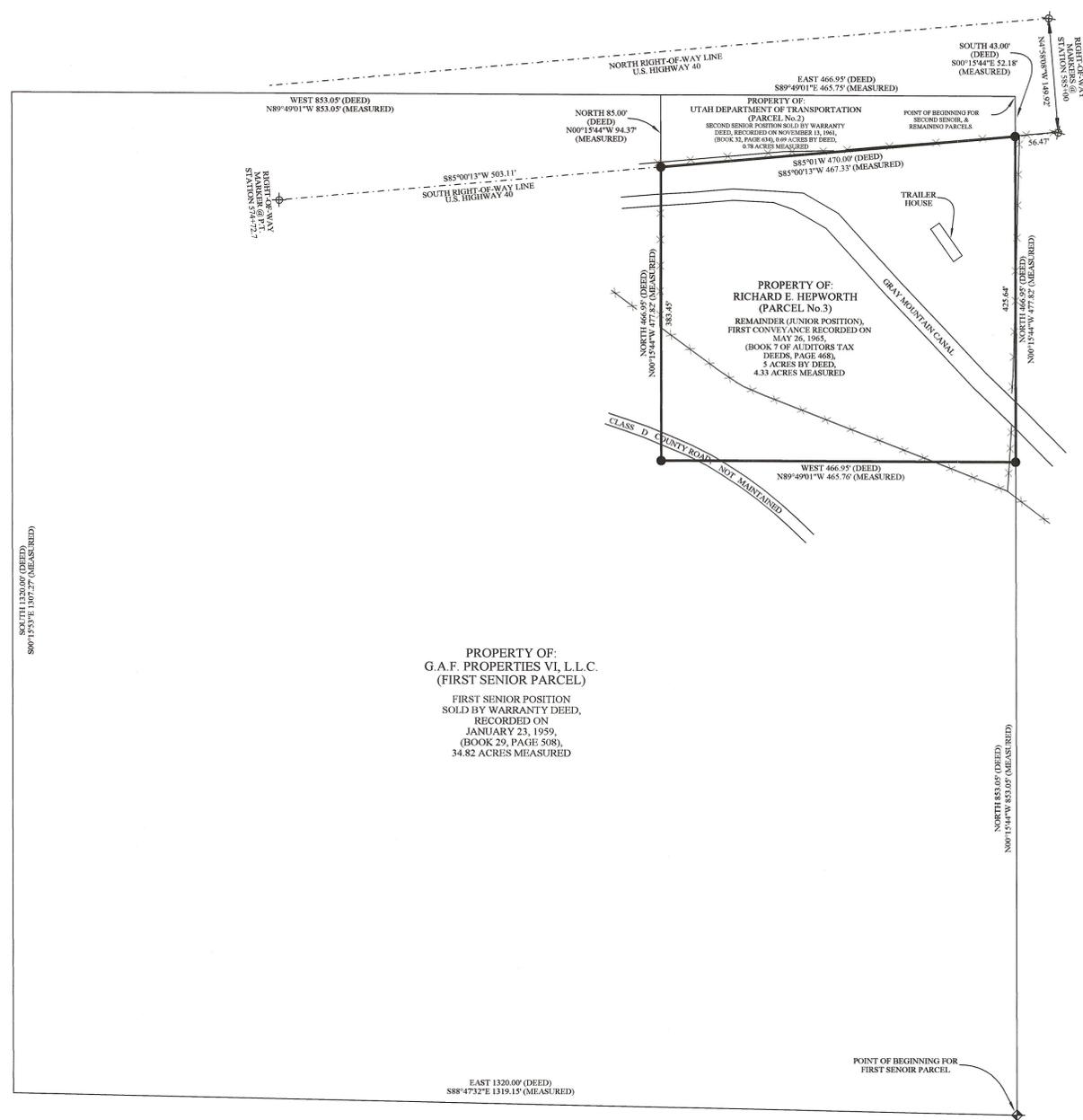


# PROPERTY SURVEY

FOR

**RICHARD E. HEPWORTH**

LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 9, TOWNSHIP 4 SOUTH,  
RANGE 3 WEST,  
UINTAH SPECIAL MERIDIAN.



**LEGAL DESCRIPTIONS**

**PARCEL No. 1 (FIRST SENIOR POSITION)**  
TOWNSHIP 4 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN,  
SECTION 9. Beginning at the Southeast corner of the Southwest quarter of the Northwest quarter, thence  
North 51 7/10 rods; thence West 28 3/10 rods; thence North 28 3/10 rods; thence West 51 7/10 rods; thence  
South 80 rods; thence East 80 rods to the point of beginning. (From Quit-Claim Deed found in Book A-326,  
Page 85, recorded on December 29, 1999).

**PARCEL No. 2 (SECOND SENIOR POSITION)**  
A tract of land for highway known as Project No. 015-2 situated in the SW1/4 NW1/4 of Section 9, T.4S.,  
R.3W., U.S.M. Said tract of land is bounded on the Southern side by a line parallel to and 90.0 ft. distant  
Southernly from the center line of survey of said project and bounded Northernly from said Southernly side line  
by the East and North lines of said SW1/4 NW1/4 and by a line parallel to and 28.3 rods West from said East  
line. The boundaries of said tract of land are described as follows:  
Beginning at the NE corner of said SW1/4 NW1/4, thence Southerly 43 ft., more or less, to a point on said  
East line 90.0 ft. perpendicularly distant Southernly from said center line of survey, thence S. 85° 01' W. 470  
ft., more or less, to a line parallel to and 28.3 rods West from said East line; thence North 85 ft., more or less,  
to said North line; thence East 28.3 rods along said North line to the point of beginning as shown on the  
official map of said project on file in the office of the State Road Commission of Utah. Above described tract  
of land contains 0.69 acre, more or less. (From Warranty Deed found in Book 32, Page 634, recorded  
on November 13, 1961).

**PARCEL No. 3 (THIRD SENIOR POSITION-SUBJECT)**  
TOWNSHIP 4 SOUTH, RANGE 3 WEST, UTAH SPECIAL BASE AND MERIDIAN,  
SECTION 9. Beginning at the Northeast corner of the Southwest quarter of the Northwest quarter, thence  
West 28.3 rods; thence South 28.3 rods; thence East 28.3 rods; thence North 28.3 rods, to the point of  
beginning. (From Warranty Deed found in Book A-309, Page 699, recorded on September 16, 1999).

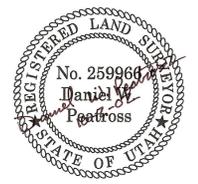
**SURVEYOR'S NARRATIVE**

I was asked to perform a boundary survey of the tract of land described above as parcel no. 3. In conducting  
the research it was found that the source parcel of land, being the Southwest quarter of the Northwest quarter  
of Section 9, had been divided in 1958 to separate out about 5 acres, leaving about a 5 acre tract in the  
Northeast corner of the source parcel. In determining the boundary of the 5 acre parcel, I interpreted the deed  
against the grantor when the 35 acres were separated out. This is according to a doctrine referred to in the  
book Boundary Control and Legal Principles, Third Edition, page 104-105. This rule applies because of the  
absence of any language indicating an intent to reserve the 5 acres to the grantor; the 5 acre tract was not  
mentioned at all. Also, it was found that in 1961 the same grantors (Clive and Myrtle Spouse) sold off a  
portion of land along their North boundary by Warranty Deed, in fee simple to the Utah State Road  
Commission for the Right-of-Way of Highway 40. The first conveyance for this remaining parcel was by  
Auditor's Tax Deed in 1965 which made no mention of the portion divided out to the State Road  
Commission, nor has it been mentioned in any subsequent deed.

The basis of bearing for this survey is along the West Section line being N00°15'53"W as indicated on that  
certain plat found in the Duchesne County surveyor's Office, file number 969. I also used the data on that plat  
for the breakdown of the Section, after having checked into three Section monuments as indicated on this  
drawing wherein my measurements matched to within 1 part in 130000 of the filed plat referred to.

**SURVEYOR'S CERTIFICATE**

I, Daniel W. Peatross, do hereby certify that I am a Registered Land Surveyor, and that I hold certificate No.  
259966, as prescribed by the laws of the State of Utah. I further certify that I have made a survey of the tract  
of land as shown on this plat, and that the same is correct and true to the best of my knowledge and belief.



- ⊕ = RIGHT-OF-WAY MARKERS LOCATED
- ⬠ = SECTION CORNERS LOCATED
- = SET 5/8" REBAR WITH ALUMINUM CAP

NOTE: THE SECTION BREAKDOWN DATA  
SHOWN HEREON WAS TAKEN FROM PLAT  
FILING NUMBER 369 IN THE DUCHESE  
COUNTY SURVEYOR'S OFFICE.

County Surveyor's File # 1263

REGISTERED SURVEYORS CORP.		
61 EAST 300 NORTH, P.O. BOX 564, DUCHESE, UTAH 84021 (435) 738-2718		
DATE RESEARCHED: SEPTEMBER 16, 2002	RESEARCHED BY: D. PEATROSS	PROJECT No.: 00016
DATE SURVEYED: SEPTEMBER 16, 20, 2002	SURVEYED BY: D. PEATROSS	REVISIONS: NONE
BRUCE PEATROSS TECHNICAL DRAFTING SERVICES		
P.O. BOX 633, DUCHESE, UTAH 84021 (435) 738-2089		
DATE DRAFTED: SEPTEMBER 17, 23, 2002	DRAFTED BY: D. PEATROSS, B. PEATROSS	DATE PLOTTED: Wednesday 10/2/2
SHEET: 1 OF 1	FILE NAME: HEPWORTH	